

8 October 2020



Colonial Credits Pty Ltd  
119 Willoughby Road  
CROWS NEST NSW 2065

Dear Sir/Madam

**Application Number:** Mod2020/0327  
**Address:** Lot 23 DP 270907 , 65 - 69 Lorikeet Grove, WARRIEWOOD NSW 2102  
**Proposed Development:** Modification of Development Consent DA2018/0607 granted for construction of a Residential Flat Building

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Alex Keller  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0327
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Colonial Credits Pty Ltd
<b>Land to be developed (Address):</b>	Lot 23 DP 270907 , 65 - 69 Lorikeet Grove WARRIEWOOD NSW 2102
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0607 granted for construction of a Residential Flat Building

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	06/10/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.7A - Modification of Consent - Approved Plans and supporting Documentation, to read as follows:**

"7A - Modification of Consent - Approved Plans and supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA202 Ground Floor Rev C	16 July 2020	DKO Architects
DA203 Level 1 Rev C	16 July 2020	DKO Architects
DA205 Level 3 Rev C	16 July 2020	DKO Architects
DA206 Roof Plan Rev C	16 July 2020	DKO Architects
DA301 Elevation & Sections Rev C (Including External colours and materials)	16 July 2020	DKO Architects
DA302 Elevation & Sections Rev C (Including External colours and materials)	16 July 2020	DKO Architects

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Basix Certificate 747311M_03	23 February 2018	Ecomode Design

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

e) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
000 Landscape Coversheet Rev A (Planting Schedule)	11 June 2020	Site Image
101 Landscape Plan Ground Rev A	11 June 2020	Site Image
102 Landscape Plan - Level 1 Ref A	11 June 2020	Site Image
103 Landscape Plan - Level 3 Rev A	11 June 2020	Site Image
501 Landscape Details Rev A	11 June 2020	Site Image
502 landscape Details Rev A	11 June 2020	Site Image

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans."

**B. Modify Condition 42 Landscape Completion, to read as follows:**

"42. Landscape Completion

Landscaping is to be implemented in accordance with the Landscape Documents prepared by *Site Image*, drawings 000 – 502 inclusive, all listed as revision A, to be completed prior to the issue of the final Occupation Certificate.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity."

**C. Modify Condition 56 Landscape Maintenance, to read as follows:**

"56. Landscape Maintenance

All landscape components as documented on the Landscape Plans 000 - 502 inclusive, and as required by this Consent are to be maintained for the life of the development. Landscape works shall be maintained for a minimum period of 12 months following practical completion. Landscape materials are to be replaced when damaged or if they fail. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plans.

Reason: To maintain local environmental amenity and ensure landscaping continues to soften the built form."

**Important Information**

This letter should therefore be read in conjunction with DA2018/0607 dated 21 November 2018.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

## Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

## Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

*NOTE: A fee will apply for any request to review the determination.*

**Signed**            On behalf of the Consent Authority



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**Name**            Alex Keller, Principal Planner

**Date**             06/10/2020